

SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 2010 between the Miners Village Development Company, Inc, a Colorado corporation, whose legal address is [...], of the County of [...], State of Colorado [...], Grantor, and the Town of Frederick, a Colorado municipal corporation, whose legal address is 401 Locust, Frederick, of the County of Weld, State of Colorado 80530, Grantee:

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its heirs and assigns, forever, all the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows:

**Lot [...] Miner's Village, Filing 1, Final Plat,
Town of Frederick, County of Weld, State of Colorado**

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, and subject to the following conditions and restrictions:

If Grantee or any successor or assign does not commence construction within three (3) years of a new high school on the premises herein conveyed, title to the premises shall revert to Grantor and the Grantee shall execute appropriate instruments to re-convey the subject premises to Grantor or its assigns, free and clear of all liens and encumbrances. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

MINERS VILLAGE DEVELOPMENT
COMPANY, INC., a Colorado Corporation

By: _____

ATTEST:

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Special Warranty Deed was acknowledged before me this _____ day of _____, 2010, by _____ as _____ of Miner's Village Development Company, Inc., and _____, as _____, of Miner's Village Development Company, Inc.

My commission expires:

Witness my hand and official seal.

Notary Public